



FOR SALE

CONDO APARTMENT

MLS# C13585246

# 40 Oaklands Avenue 107, Toronto, ON M4V 2Z3

Yonge-St. Clair, Toronto · M4V 2Z3

C\$ 1,599,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 3         | 1,700 | 1       | 31-50     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Luxury living at The Oaklands, an award-winning modernist gem by renowned Architect Macy Dubois, recipient of the "The Canadian Architect" award of excellence and the Governor General's Medal for Architecture for The Oakland. This expansive 2-storey townhouse-style suite offers 1,722 SF plus oversized & intimate approx 492 SF, rarely available East facing, Terrace tucked into a quiet, tree-lined enclave in Summerhill, steps from Avenue and Cottingham. Scandinavian-inspired open concept design emphasizing simplicity, functionality and a strong connection to nature with panoramic windows and 2 direct terrace walk-outs. Neutral palettes and abundant wood bring warmth and maximize light. The chef's kitchen is a showpiece with Scavalini custom cabinetry and hand-picked lighting, Thermador appliances and a large island ideal for entertaining. A discreet main-floor locker room/pantry and a convenient 2-piece powder room enhance the ground level. The primary suite flows from its dressing area with wall-to-wall custom closets & organizers, to an oversized bedroom with architectural lighting. The spa-inspired 5 PC ensuite delivers with its stand-alone soaker tub, it's oversized glass shower stall and never-ending countertop with double sink, all delivered with materials that further connect this living space to the earth. A generous second bedroom includes a built-in desk and cabinetry. The 3 PC bath on the upper level leads to a tucked laundry room. This suite includes parking and ensuite locker. A rare opportunity to own a serene, architecturally significant urban oasis. NOTE: the Other Room is the Dressing Room and the other one is the Outdoor Terrace offering a very private "L" shaped setting, You're a 6 min walk to the Summerhill station and 10 min walk to Bloor & Avenue Rd. This is a prime location for dining with destinations like Scaramouche and Terroni, while the best of Yonge & Summerhill are moments away. And the Cottingham Tennis Club will keep you active.

### FEATURES

- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Terraced
- ✓ Wooded/Treed

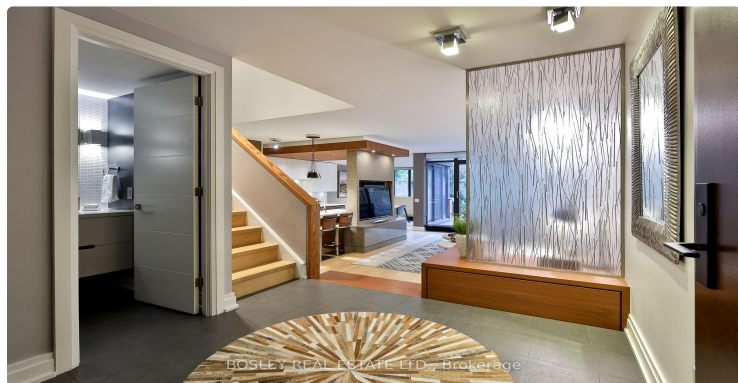
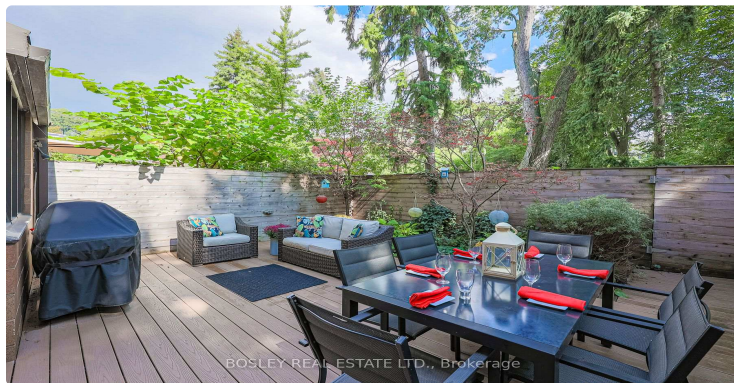
### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | 2-Storey        |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 31-50 years     |
| AREA RANGE     | 1600-1799 sqft  |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$6,153         |
| POSTAL CODE    | M4V 2Z3         |
| NEIGHBOURHOOD  | Yonge-St. Clair |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                           |
|-----------------|--------|------------|----------------------------------------------------|
| Foyer           | Main   | —          | Tile Floor, Double Closet, 2 Pc Bath               |
| Living Room     | Main   | —          | Heated Floor, Open Concept, W/O To Terrace         |
| Dining Room     | Main   | —          | Heated Floor, Open Concept, W/O To Terrace         |
| Kitchen         | Main   | —          | Heated Floor, Stainless Steel Appl, B/I Appliances |
| Locker          | Main   | —          | Tile Floor, Separate Room, B/I Shelves             |
| Primary Bedroom | Second | —          | Hardwood Floor, W/W Closet, 5 Pc Ensuite           |
| Bedroom 2       | Second | —          | Hardwood Floor, Double Closet, 3 Pc Bath           |
| Laundry         | Second | —          | Tile Floor, Separate Room, B/I Shelves             |
| Other           | Second | —          | Hardwood Floor, W/W Closet, Open Concept           |
| Other           | Main   | —          | Wood, East View                                    |

## GALLERY





## LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.